



DEPARTMENT OF PLANNING  
STAFF REPORT

**PLANNING COMMISSION PUBLIC HEARING**

**DATE OF HEARING:** December 1, 2010  
**SPEX-2010-0009; Total Cleaners**  
**DECISION DEADLINE:** February 1, 2010  
**ELECTION DISTRICT:** Dulles **PROJECT PLANNER:** Evan Harlow

**EXECUTIVE SUMMARY**

Total Cleaners, Inc of Ashburn, Virginia, has submitted an application for a special exception to permit a dry cleaning plant in an existing commercial condominium in the PD-IP (Planned Development-Industrial Park) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 4-504(T); Dry cleaning plant. The property is located within the within the Route 28 Taxing District. The property is subject to the proffers and concept development plan associated with ZMAP-2005-0037, which converted the property from regulation by the 1972 Loudoun County Zoning Ordinance to the Revised 1993 Loudoun County Zoning Ordinance. The subject property is an approximately 4,463 square foot commercial condominium located upon a parcel approximately 10.88 acres in size, and is located in the northwest quadrant of the intersection of Loudoun County Parkway (Route 607) and Beaumeade Circle (Route 3037), at 44710 Cape Court, Suite 136, Ashburn, Virginia, in the Dulles Election District. The area is governed by the policies of the Revised General Plan (Suburban Policy Area, Ashburn Community) and the Dulles North Area Management Plan which designate this area for Business Uses.

**RECOMMENDATIONS**

Staff recommends approval of the application subject to the Conditions of Approval and Findings contained in the December 1, 2010 Staff Report. The applicant agrees with the recommended Conditions of Approval.

## **SUGGESTED MOTIONS**

1. I move that the Planning Commission forward SPEX 2010-0009; Total Cleaners, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval, dated November 10, 2010 and based on the Findings for Approval contained in the December 1, 2010 staff report.

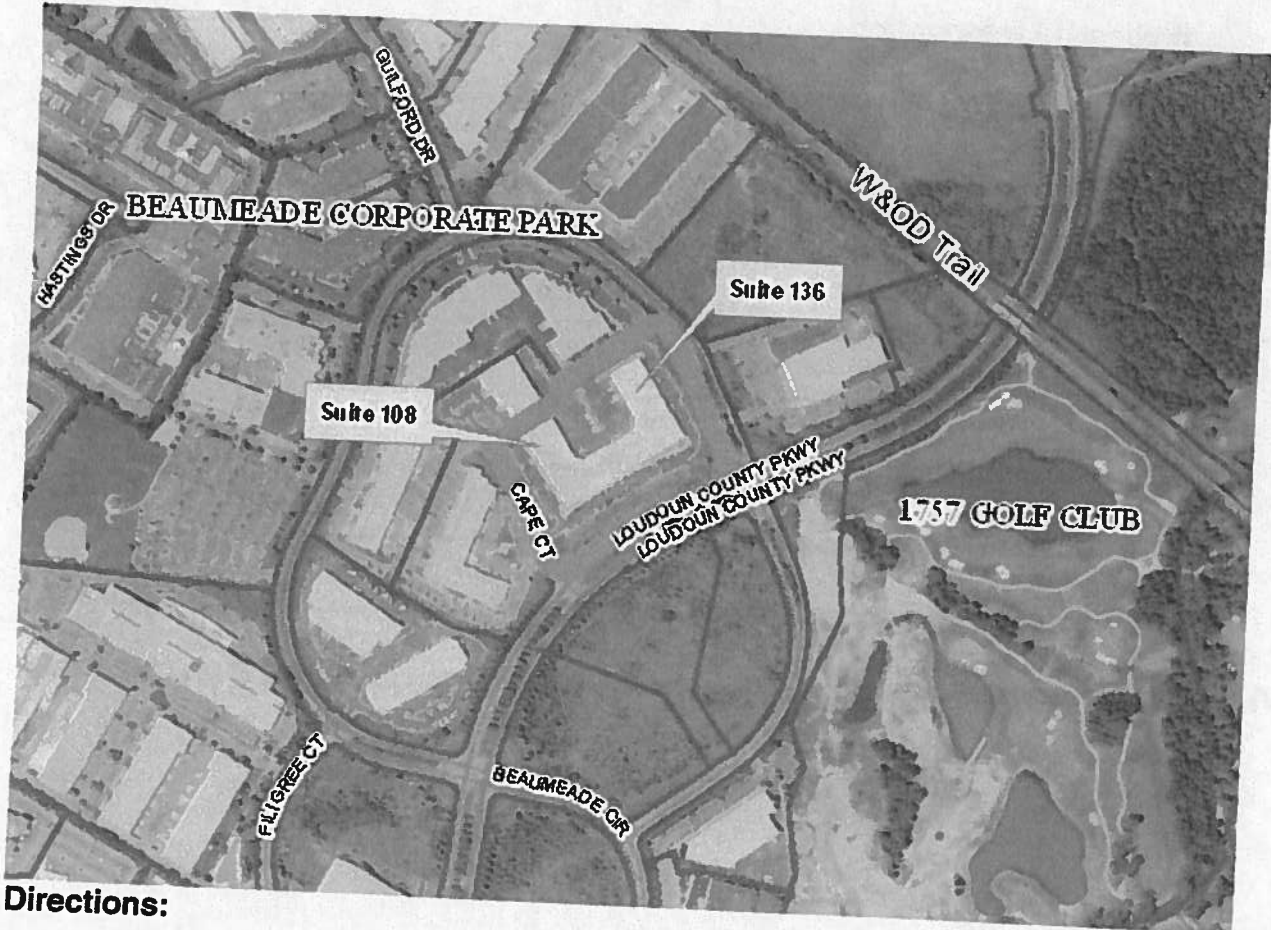
Or

2. I move that the Planning Commission forward SPEX-2010-0009, Total Cleaners, to an appropriate committee for further discussion.

Or

3. I move that the Planning Commission forward SPEX-2010-0009, Total Cleaners to the Board of Supervisors with a recommendation of denial.

### VICINITY MAP



#### Directions:

Take Route 7 east and exit onto Loudoun County Parkway (Route 607) south. Continue approximately 2.5 miles and turn right onto Cape Court. The subject site is suite 136 in the first building on the right.

## TABLE OF CONTENTS

I.	Application Information.....	5
II.	Referral Agency Comment Summary.....	6
III.	Findings.....	6
IV.	Conditions of Approval.....	7
V.	Project Review.....	7
	A. Context.....	7
	B. Summary of Outstanding Issues.....	10
	C. Overall Analysis.....	10
	D. Zoning Ordinance Criteria for Approval.....	13
VI.	Attachments.....	19

**I. APPLICATION INFORMATION**

**APPLICANT:**

Total Cleaners, Inc.  
Seoha Woo, President and Treasurer  
44710 Cape Court, Suite #108  
Ashburn, VA 20147  
703-864-4300  
Swoo@totalcleaners.com

**REPRESENTATIVE:**

Same as Applicant

**APPLICANT'S REQUEST:**

A Special Exception to allow a Dry cleaning plant in the PDIP (Planned Development Industrial Park) zoning district pursuant to Section 4-504(T) of the Revised 1993 Zoning Ordinance. The application was accepted August 9, 2010.

**LOCATION:**

Property bounded by Loudoun County Parkway to the east, Beaumeade Circle (North) to the north, and addressed at 44710 Cape Court, Unit 136, Ashburn, VA 20147

**TAX MAP/PARCEL #:**

Tax Map /80/E/1P1/136/  
MCPI #060-10-3176-019

**ZONING:**

PDIP (Planned Development Industrial Park)  
Airport Impact Overlay District LDN 60 (AI)

**NON-RESIDENTIAL  
FLOOR AREA:**

4,463 square feet

**SURROUNDING ZONING/ LAND USES**

North	PDIP	Commercial/Industrial
South	PDIP	Commercial/Industrial
East	PDIP	Commercial/Industrial
West	PDIP	Commercial/Industrial

**ELECTION DISTRICT:**

Dulles



Referral Agency	Issues
Community Planning	<ul style="list-style-type: none"> <li>Consistency with land use policies of the Revised General Plan (RGP) (Suburban Policy Area, Ashburn Community) Business Community. Status: No Issue. The use as a Dry cleaning plant is consistent with the surrounding light industrial uses and is consistent with the <u>Revised General Plan</u> land use vision for Business Community, Light Industrial Use.</li> </ul>
Zoning Admin	<ul style="list-style-type: none"> <li>Minor Plat corrections. Status: Resolved</li> </ul>
Transportation Planning (OTS)	<ul style="list-style-type: none"> <li>OTS recommends adding condition that all dry cleaning services are provided via pick-up and delivery and that no walk-in service is permitted. Condition not included-Personal Service Establishment may operate by-right if requirements of Section 4-503(N) are met. Status: No issue</li> </ul>
VDOT	<ul style="list-style-type: none"> <li>Status: No issue</li> </ul>
Loudoun Water	<ul style="list-style-type: none"> <li>Loudoun Water requires Wastewater Discharge Questionnaire for Non-Residential Establishments-Form 101 to be submitted to verify if the dry cleaning plant is classified as a <u>Significant Industrial User</u> (SIU) requiring discharge permits and monitoring. Status: The applicant has completed Form 101 and submitted to Loudoun Water. The applicant is waiting on a response from Loudoun Water to determine if business is classified as a SIU, requiring discharge permits and monitoring. If determined to be a SIU, Applicant will obtain permits and be subjected to Loudoun Water monitoring.</li> </ul>
Department of F&R Services	<ul style="list-style-type: none"> <li>The site will be served by the Moorefield 23 Fire and Rescue Station. The applicant has agreed to provide a \$.10 per square foot contribution (\$446.30) to the servicing companies. This contribution amount is consistent with County policy – Status: No issue</li> </ul>

**POLICY OR ORDINANCE SECTIONS SUBJECT TO APPLICATION**

Revised General Plan

Chapter 5 / Green Infrastructure  
Chapter 6/ Light Industrial Use Policies, Policy 1  
Chapter 7/ Planned Land Use Map  
Chapter 11/ Design Guidelines  
Revised Countywide Transportation Plan (2010 CTP)  
Countywide Retail Plan Amendment (Retail Plan)  
2003 Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan)  
Dulles North Area Management Plan (DNAMP)

Revised 1993 Zoning Ordinance

Section 4-1400: Airport Impact Overlay District (AI)

### III. FINDINGS

1. The use is consistent with the surrounding light industrial uses and is consistent with the Revised General Plan land use vision for Business Communities.
2. The site provides parking, lighting, and landscaping in accordance with zoning requirements to mitigate associated impacts.

3. The Loudoun County Parkway (Route 607)/ Cape Court intersection will continue to operate at an acceptable Level of Service (LOS) and the proposal is consistent with the Countywide Transportation Plan.
4. The proposal conforms to the applicable requirements of the Revised 1993 Zoning Ordinance.

#### IV. CONDITIONS OF APPROVAL (November 10, 2010)

Staff recommends the following Conditions of Approval:

1. Conformance The proposed Special Exception use, Dry cleaning plant, pursuant to Section 4-504(T) of the Revised 1993 Zoning Ordinance, shall be developed in substantial conformance with Sheets 1 & 2 of the Special Exception Plat, entitled "Special Exception Plat for Total Cleaners, Inc" prepared by Huntley, Nyce, and Associates, Ltd. Dated December 9, 2005 and revised through November 8, 2010 ("the Plat") and the applicable Loudoun County Zoning Ordinance. The Approval of this application for Tax Map /80/E/1P1/136/ (PIN # 060-10-3176-019) (the "Property") shall not relieve the applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. Uses Permitted Approval of this Special Exception application grants approval for the following use in the PDIP Zoning District, as defined in the Revised 1993 Zoning Ordinance, in addition to the by-right uses already allowed:
  - a. Section 4-504(T), Dry Cleaning Plant

NOTE: The applicant has agreed to contribute \$.10 per square foot of Special Exception development to the servicing Fire and Rescue Company. This contribution shall be made at the time of issuance of the occupancy permit for the Dry Cleaning Plant use. The amount of the contribution shall escalate annually, on January 1 of each year following County approval of this Special Exception Application, in accordance with the Consumer Price Index for all urban consumers (CPI-U) 1982-1984=100 (not seasonally adjusted), base year of 1988, as published by the Bureau of Labor Statistics, U.S. Department of Labor.

#### V. PROJECT REVIEW

##### A. Context

Total Cleaners, Inc of Ashburn, Virginia, has submitted an application for a Special Exception to permit a dry cleaning plant in the PD-IP (Planned Development – Industrial Park) zoning district. The site is identified as Suite 136 of Loudoun Parkway Commons,

Phase 1, Building A, (aka Beaumeade Corporate Park) and is approximately 4,463 square feet in size.

Beaumeade Corporate Park was designed as a unified industrial park comprised of approximately 60 lots. The Park has unified signage identifying its boundaries and landscaping that gives the area a campus style appearance. Beaumeade was originally envisioned as an industrial park; however, over time it has become a mix of flex-industrial, office, and retail. There have been several Special Exception applications associated with Beaumeade that allow a mix of office, civic, flex-industrial, and warehouse uses. Other uses approved in Beaumeade are civic in nature, such as Christian Fellowship Church (including associated school facilities) Arris Montessori School, and Beth Chaverim Reform Congregation (including associated day care facilities).

Building A is an existing 118,214 square foot flex-industrial/office/warehouse building located at the intersection of Beaumeade Circle (North) and Loudoun County Parkway (Route 607), and has access via Cape Court. The existing building is broken out into twenty-two (22) suites ranging in size from 3,400 square feet to 9,800 square feet. Building A contains a Heating and Air Conditioning Business, Marble Flooring Business, Total Cleaners Office/Warehouse Facility, Carpet Warehouse, Ace Photo Shop, Sport Bounce Facility, Creative Dance Center, a Furniture store, a Printing shop, a Facility for lessons in cooking, and a Church. Suite 136 is situated along Beaumeade Circle at the north quadrant of the building. With the exception of a church use in Suite 130, a facility for lessons in cooking within Suite 138, and a printing business in Suite 142, the suites located along Beaumeade Circle (North) are vacant. The remaining businesses currently occupying Building A are located along the eastern and southern quadrants.



Building A is sited approximately one hundred and seventy-five (175) feet from the right-of-way of Loudoun County Parkway (Route 607) and approximately one hundred and ten (110) feet from the right-of-way of Beaumeade Circle. Landscaped buffer areas exist along the frontage of Loudoun County Parkway (Route 607), Beaumeade Circle (North), Cape Court, and the adjacent PDIP zoned property to the west. Three hundred and twenty-eight (328) parking spaces and multiple loading bays are shared by the suites within Building A. Section 5-1102(5) requires Industrial/Manufacturing uses to



provide 2 spaces for every 1,000 square feet of gross floor area. Based on the square footage of Suite 136, nine (9) spaces are required to serve the suite.

Since 2006, Total Cleaners, Inc has owned and operated an office and warehouse facility for finished dry cleaning orders in Suite 108 of Building A. Total Cleaners currently employs twelve (12) employees; of which six (6) are delivery drivers, one (1) office manager, and five (5) part-time warehouse workers. Total Cleaners contracts with two dry cleaning operations located in Loudoun County; one in Countryside, operated by the owner's parents, and the second in Sterling Park. Dry cleaning orders are picked up throughout select locations in the DC metropolitan area and delivered by Total Cleaners' delivery drivers to the dry cleaning operations in Countryside and Sterling Park. The garments are cleaned at the two (2) off-site locations, and then picked up by Total Cleaners' delivery drivers to be returned to existing Suite 108 to be tagged for delivery to customers the following day. Suite 108 is used primarily to warehouse finished dry cleaning orders due to the off-site locations not having adequate storage space.

**The existing office/warehousing in Suite 108 is a permitted use within the PDIP (Planned Development Industrial Park) Zoning District. The mention of Suite 108 as the warehousing operation is merely to provide a complete overview of Total Cleaners business operations and is not intended to be included as part of the Special Exception request. This Special Exception request is primarily for the operation of a Dry cleaning plant in Suite 136.**

The owner's parents are at retirement age and are considering selling the dry cleaning operation in Countryside. Additionally, business at the Sterling Park location has slowed in the last several years resulting in the owner pondering the sale of the operation. Due to the uncertainty of the operations in Countryside and Sterling Park, Total Cleaners proposes to obtain special exception approval to open a new dry cleaning plant within Suite 136. The relocation and consolidation of the dry cleaning plant to Suite 136 is intended to enhance quality control of Total Cleaners product and benefit existing and future customers by providing quicker turnaround times of cleaning orders. Suite 108 will remain as an office and warehousing operation for the garments cleaned in Suite 136.

Once the Dry cleaning plant is fully operational, it is anticipated that Total Cleaners will hire an additional seven (7) employees to press garments and run the cleaning equipment in Suite 136. Three (3) of the existing part-time workers will be converted to full-time hours to work in Suite 136. The Dry cleaning plant in Suite 136 will employ up to ten (10) full-time employees. The six (6) delivery drivers, one (1) office manager, and two (2) part-time employees will continue to work out of the warehousing operation in Suite 108.

The 10 full-time employees will work in the Dry cleaning plant pressing garments between the hours of 7:00 a.m. and 4:00 p.m. The full-time plant workers will work

Monday through Friday and a half day on Saturday. The Dry cleaning plant is solely for the cleaning of garments and will not offer walk in service for customers.

**B. Summary of Outstanding Issues**

There are no outstanding issues with this application. The content of the Conditions has been agreed to by the Applicant and the language reviewed by Zoning Administration.

**C. Overall Analysis**

**COMPREHENSIVE PLAN**

The subject property is located in the Ashburn Community of the Suburban Policy Area, in an area planned for Business uses (Revised General Plan, Chapter 7, Planned Land Use Map). The Revised General Plan calls for Business areas to develop as either Regional Office or Light Industrial communities. Light-industrial uses, including flex, research and development and smaller-scale manufacturing are considered an integral component of Business areas (Revised General Plan, Chapter 6, Light Industrial Use Policies, policy 1).

The proposed Dry cleaning plant is consistent and compatible with the surrounding flex industrial uses as it will be housed within a building that contains similar type uses, does not offer walk-in retail services, and will be subject to State emissions regulations which will control any detrimental emission associated with the use. In addition, the dry cleaning operation can provide pick-up and delivery of dry cleaning to businesses in Beaumeade Corporate Park and will better serve the surrounding residential developments with timely deliveries. Staff finds that the use conforms to the Revised General Plan and is an appropriate use in the Business land use category.

**ZONING**

This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as Special Exception use under Section 4-504(T), Dry cleaning plant. The property is subject to ZMAP-2005-0037, which converted the property from regulation by the 1972 Loudoun County Zoning Ordinance to the Revised 1993 Loudoun County Zoning Ordinance. The property is subject to the proffer statement dated February 8, 2006 and Concept Development Plan dated October 26, 2005 revised through January 3, 2006 associated with the rezoning.

Staff finds that adequate parking, buffering, and screening are provided as previously approved with Site Plan, STPL-2005-0013 and that the Dry cleaning plant use meets Zoning Ordinance requirements.

It should be noted that Dry cleaning plants are permitted by-right in the PD-GI (Planned Development-General Industry) zoning district and as a special exception use in the MR-HI (Mineral Resource-Heavy Industrial) and PD-IP (Planned Development-Industrial

Park) Zoning Districts under the Revised 1993 Zoning Ordinance. Additionally, Personal service establishments are defined in the Revised 1993 Zoning Ordinance as, "Establishments primarily engaged in providing services, including the care of a person or his or her apparel, such as, but not limited to, cleaning and garment services, which are deemed to be establishments for the mechanical cleaning of garments, article or goods of fabric for retail customers, containing no more than 3,000 square feet of gross floor area,...." The cleaning of garments with a retail aspect may operate as a by-right use in the PD-CC (Planned Development-Commercial Center) zoning districts and as a special exception use in the GB (General Business), CLI (Commercial Light Industrial), PD-OP (Planned Development-Office Park) and PD-GI (Planned Development-General Industry) zoning districts.

It should be noted that in the PD-IP (Planned Development-Industrial Park) zoning district, uses which are supportive and complementary to (which serve the users of) existing permitted and principal uses within a specific industrial park, such as, but not limited to,....personal service establishments....not to exceed a total of five percent (5%) of the total allowable floor area of the industrial park shown on the concept development plan are permitted by-right.

## TRANSPORTATION

The subject site is accessed by Cape Court, a cul-de-sac extending west from Loudoun County Parkway (Route 607), just south of Beaumeade Circle (North). Cape Court is an existing private urban two-lane undivided roadway with an estimated daily trip generation of 1,305 trips. Loudoun County Parkway (Route 607) is a controlled access, minor arterial, currently carrying approximately 13,220 daily vehicle trips in the vicinity of Beaumeade Circle (North). A majority of the roadway is constructed as a four-lane median divided facility between Harry Byrd Highway (Route 7) and Waxpool Road (Route 625). Separate left-turn and right-turn lanes are in place at the unsignalized Cape Court/Loudoun County Parkway intersection.

A Traffic Study, performed by Wells and Associates, Inc. was submitted and evaluated with the Special Exception application. The background traffic volumes assume the full occupancy of Building A, full enrollment (60 students) of the Ideal Schools facility, and full enrollment (175 students) at the Arris Montessori School. The number of trips generated by the proposed Dry cleaning operation was estimated based on existing rates for the site as counted by Wells and Associates, on Tuesday, March 16, 2010 and discussions with Total Cleaners about the future operations of the facility. The Traffic Study provides traffic counts for the existing Office/Warehouse operation in Suite 108, using an existing count of 15 employees and additional traffic generated from the Dry cleaning plant in Suite 136, assuming up to 10 additional employees. It should be noted that the traffic study assumes Total Cleaners will employ up to twenty-five (25) workers. However, through more recent conversations with the owner of Total Cleaners, the warehousing operation in Suite 108 will employ ten (10) employees and the dry cleaning plant operation will employ up to ten (10) employees, five (5) fewer employees than the traffic study assumed.

The following charts below illustrate the existing trip generation from the office/warehouse use within Suite 108 and the proposed trip generation from the dry cleaning plant operation in Suite 136:

**Existing Office/Warehouse (Suite 108, 15 Employees)**

AM Street Peak Hour (7:30-8:30)	AM Peak Hour (6:30-7:30)	PM Street Peak Hour (5:00-6:00)	PM Peak Hour (4:00-5:00)
0 trips	6 trips	2 trips	4 trips

**Street Peak Hours** (Highest amount of traffic counted on the street adjacent to the proposed development in a given hour during the AM/PM peak traffic periods)

**Peak Hours** (Highest amount of site traffic in a given hour during the AM/PM peak traffic period for proposed business)

**Dry Cleaning Plant (Suite 136, up to 10 Employees)**

AM Street Peak Hour (7:30-8:30)	AM Peak Hour (6:30-7:30)	PM Street Peak Hour (5:00-6:00)	PM Peak Hour (4:00-5:00)
0 trips	4 trips	1 trip	3 trips

With the additional 10 full-time employees, the un-signalized Loudoun County Parkway/Cape Court intersection will continue to operate at an acceptable Level of Service (LOS) (i.e. LOS C during both peak hours for the eastbound left turn movement from Cape Court onto northbound Loudoun County Parkway, LOS B during the AM peak hour for the northbound left turn movement from Loudoun County Parkway onto westbound Cape Court, LOS A during the PM peak hour for the northbound left turn movement from Loudoun County Parkway to westbound movement onto Cape Court).

Given the relatively low site-generated traffic from the Dry cleaning plant and acceptable Level of Service at the Loudoun County Parkway/Cape Court intersection, no transportation improvements are being requested from the Applicant.

### **VIRGINIA DEPARTMENT OF TRANSPORTATION**

The Virginia Department of Transportation offers no objection to approval.

### **LOUDOUN WATER**

Loudoun Water is requiring Wastewater Discharge Questionnaire for Non-Residential Establishments-Form 101 to be submitted to verify if the dry cleaning plant is classified as a Significant Industrial User (SIU) requiring discharge permits and monitoring. The applicant has completed Form 101 and submitted to Loudoun Water. The applicant is waiting on a response from Loudoun Water. If determined to be a SIU, Applicant will obtain permits and be subjected to Loudoun Water monitoring.



## **FIRE, RESCUE AND EMERGENCY SERVICES**

Moorefield Public Safety Center Station 23 will ultimately provide fire and rescue services to the site by means of its station on Ryan Road. This station is currently under construction and should be finished within the coming year. The interim station is located on Red Rum Drive in Ashburn. Fire and Rescue Planning Staff had no comments on this application.

The applicant has agreed to contribute \$.10 per square foot of Special Exception development to the servicing Fire and Rescue Company. The contribution shall be paid to the County of Loudoun concurrently with the occupancy permit for the Dry Cleaning Plant.

### **D. ZONING ORDINANCE CRITERIA FOR APPROVAL**

*Section 6-1310 of the Loudoun County Zoning Ordinance states, "In considering a special exception application, the following factors shall be given reasonable consideration. The applicant shall address all the following in its statement of justification or special exception plat unless not applicable, in addition to any other standards imposed by this Ordinance":*

#### **Standard**

*Whether the proposed special exception is consistent with the Comprehensive Plan.*

#### **Analysis**

Pursuant to the Planned Land Use Map of the Revised General Plan, the Beaumeade Corporate Park is designated as suitable for Business uses and currently contains a mix of office, industrial, and supportive retail and service uses. The Plan envisions Business areas to develop as Regional Office or Light Industrial uses. The proposed Dry cleaning plant is classified by the Plan as a light industrial use and represents the type of business envisioned under the Revised General Plan, Light Industrial policies.

#### **Standard**

*Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.*

#### **Analysis**

The proposed use will meet all requirements of the Fire Code and the Virginia Uniform Statewide Building Code in order to provide for fire safety and control. The Applicant will obtain all necessary County and State permits prior to occupancy.

Moorefield Station 23 will ultimately provide fire and rescue services to the site. The site provides primary emergency vehicle access via Cape Court. In the event Cape Court is not accessible during an emergency situation, a twenty-five (25) foot emergency access easement extending from adjacent Parcel, MCPI #060-19-8443, has been previously constructed to access the site. The

applicant will also provide a monetary contribution to the servicing fire and rescue companies.

Standard

*Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.*

Analysis

Suite 136 is located in a planned office /light-industrial park away from residential uses. It is anticipated that the uses immediately adjacent to Suite 136 and in the surrounding industrial park will develop for those uses permitted in the PDIP zoning district. Existing buffer yards with plantings exist along Beaumeade Circle and the adjacent property to the west to mitigate any potential noise impacts. The Applicant will be subject to the noise standards of Section 5-1507 of the Revised 1993 Zoning Ordinance.

Standard

*Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.*

Analysis

Outdoor lighting was previously reviewed as part of the approved Site Plan, STPL-2005-0013 and is consistent with all of the Zoning Ordinance and Facilities Standards Manual requirements. No additional outdoor lighting is proposed on the site. Any additions or alterations will be internal to Suite 136.

Standard

*Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.*

Analysis

The Beaumeade Corporate Park is developed and continues to develop as a mixed-use employment center with a variety of office, industrial, with supporting commercial retail, service, and civic uses. Building "A" currently is home to a Heating and Air Conditioning Business, Marble Flooring Business, Total Cleaners Office/Warehouse facility, Ace Photo Shop, Sport Bounce Facility, Creative Dance Center, a furniture store, a printing shop, a carpet storage business, an facility for lessons in cooking, and a church. The proposed Dry cleaning plant use is consistent with the existing office, retail, services, civic, and light industrial uses currently within Beaumeade Corporate Park and within Building "A."

Standard

*Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.*

Analysis

Landscaping, Buffering, and Screening requirements were reviewed and approved with STPL-2005-0013. The site provides

buffer yards and plantings per County Ordinance. No additional plantings are anticipated.

Standard

*Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.*

Analysis

The subject property is an existing condominium unit within an existing building. No natural or cultural features will be altered by the special exception use.

Standard

*Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.*

Analysis

Due to the use being conducted in an existing condominium, damage to animal habitat and vegetation is not anticipated.

Loudoun Water's Industrial Pretreatment Program utilizes Chapter 1068 of the Loudoun County Codified Ordinance. The ordinance covers pretreatment; to remove materials determined by the EPA and/or Loudoun Water to have harmful effects on the wastewater collection system, wastewater reclamation facility (WRF) operations, receiving stream of the WRF, or WRF residuals program. Typical substances controlled by the program include toxic organic compounds, metals, extreme pH, and cyanide. Industries identified through the program as Significant Industrial Users (SIUs) are issued a wastewater discharge permit, which contains monitoring requirements. The form is used to identify and track industries that may be SIUs. Loudoun Water requires the form to be completed by industries prior to construction or installation of the facilities. Loudoun Water's pretreatment coordinator reviews the completed form to determine if the industry is a SIU.

The Applicant has completed and forwarded Form 101, Wastewater Discharge Questionnaire for Non-Residential Establishments to Loudoun Water. To date, Staff has not received verification that the Total Cleaners operation is a Significant Industrial User that requires a wastewater discharge permit and monitoring.

Total Cleaners will use organic Hydrocarbons and a wet cleaning method that helps in reducing and/or eliminating fumes and emissions. Dry cleaning plant operations are regulated by the

Department of Environmental Quality (DEQ). The use as a Dry cleaning plant may require the Applicant to obtain Air Quality Control permits through the DEQ. The necessity for permits depends on the type of dry cleaning machine used and the total dryer capacity rating in pounds. It is anticipated that Total Cleaners will use hydrocarbon dry cleaning machines with a dryer rating less than 84lbs, therefore not requiring air quality permits. If deemed necessary, the Applicant will obtain the necessary permits prior to operation.

The applicant contracts with MCF Systems, a waste disposal company, to haul away chemical waste residual produced during the cleaning process.

Standard

*Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

Analysis

The location of the Dry cleaning plant within Beaumeade Corporate Park is centrally located to Total Cleaners service area. The proximity to Harry Byrd Highway (Route 7) to the north, Dulles Greenway (Route 267) to the south, and Route 28 to the east will provide delivery drivers quicker access to and from delivery points. The relocation and consolidation of the dry cleaning plant from the off-site locations to Suite 136 is intended to enhance quality control of Total Cleaners product and benefit existing and future customers by providing quicker turnaround times of cleaning orders.

Standard

*Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.*

Analysis

The dry cleaning plant use will generate 0 AM Street Peak hour trips, 4 AM peak hour trips, 1 PM Street Peak hour trip, and 3 PM Peak hour trips. Given the relatively low site-generated traffic the existing road network is suitable to handle the additional traffic.

The site contains four (4) foot asphalt trails for pedestrian movement along the frontage of Loudoun County Parkway (Route 607) and Beaumeade Circle (North). The existing trails were constructed as part of STPL-2005-0013 and are part of the larger system of trails and sidewalks intermittently constructed throughout Beaumeade Corporate Park.



Standard

*Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.*

Analysis

The Applicant is required to submit a Site Plan Amendment to the Department of Building and Development, Engineering Division denoting the change of use of Suite 136 and to update parking tabulations for Building A. Prior to obtaining occupancy of Suite 136 as a Dry cleaning plant; the Applicant will obtain all applicable Loudoun County Building and Zoning permits.

Standard

*Whether the proposed special exception will be served adequately by essential public facilities and services.*

Analysis

Suite 136 currently is served by public water and sewer. The existing road network serving Building A, Suite 136 is sufficient to accommodate the additional number of trips.

Standard

*The effect of the proposed special exception on groundwater supply.*

Analysis

The proposed Special Exception use will not have an adverse impact on the groundwater supply. The Dry cleaning plant will be served by public water.

Standard

*Whether the proposed use will affect the structural capacity of the soils.*

Analysis

The building exists and does not affect the structural capacity of the soils. Prior to the construction of Building A, a Soil Study and Evaluation dated February 15, 2002, was completed by Soil Tech Inc. and submitted to the County as part of the review of STPL-2005-0013.

Standard

*Whether the proposed use will negatively impact orderly and safe road development and transportation.*

Analysis

The Dry cleaning plant will employ up to ten (10) full-time employees. The Dry cleaning use will not negatively impact the orderly and safe road development and transportation. The trip generation provided in the Traffic Impact Study and subsequent review memorandum provided by the Office of Transportation Services indicates that the Loudoun County Parkway (Route 607) and Cape Court intersection will continue to operate at an acceptable Level of Service (LOS) with the addition of ten (10) full time plant employees.

Standard

*Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.*

Analysis

The Dry cleaning plant operation will employ up to ten (10) full time plant employees in addition to the six (6) delivery drivers, one (1) office manager, and two (2) part-time plant employees already employed in Suite 108.

Building A contains twenty-two (22) suites, of which ten (10) appear to be vacant. The addition of a tenant in Suite 136 may aid in attracting additional businesses to Building A that will in turn help enlarge the County's commercial tax base.

The proposed Dry cleaning plant is classified by the Plan as a light industrial use and represents the type of business use envisioned under the Revised General Plan, Business Community, Light Industrial policies. In addition, Total Cleaners, Inc. business model of picking up dry cleaning orders rather than customer walk-ins is unique and provides a valuable service not only to Loudoun County residents but residents in select locations throughout the DC metropolitan region.

Standard

*Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.*

Analysis

The proposed special exception use can provide pick-up and delivery dry cleaning service to nearby business operations within Beaumeade Corporate Park as well as serve select commercial and residential locations in Loudoun County, Prince William County, Fairfax County, Arlington County, and Washington DC.

Standard

*Whether adequate on and off-site infrastructure is available.*

Analysis

The Dry cleaning plant will be located within Suite 136 of an existing flex-industrial building located within Beaumeade Corporate Park. Three hundred and twenty-eight (328) parking spaces and multiple loading bays are shared by the suites within Building A. Section 5-1102(5) requires Industrial/Manufacturing uses to provide 2 spaces for every 1,000 square feet of gross floor area. Based on the square footage of Suite 136, nine (9) spaces are required to serve the suite. Parking for Suite 136 will be verified at Site Plan stage.

The site is served by public sewer and water. Adequate public and private roadway infrastructure are in place to serve the site.

Standard

*Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.*

Analysis

It is not anticipated that the Dry cleaning plant will emit odors. Dry cleaning operations are regulated by the Department of Environmental Quality (DEQ). The site will be evaluated and monitored by County and State agencies regarding stormwater discharge and air quality control.

Standard

*Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.*

Analysis

The use will be conducted in an existing building within Beaumeade Corporate Park. Limited construction traffic will use existing regional roads that do not traverse existing residential neighborhoods for interior alterations and equipment delivery. It is not anticipated that construction traffic will have an adverse impact on existing neighborhoods or school areas.

<b>VII. ATTACHMENTS</b> (Unless noted otherwise, attachments are not available electronically but may be obtained from the Department of Planning)	<b>PAGE NUMBER</b>
<b>1. Review Agency Comments</b>	
a. Planning, Comprehensive Planning (dated 08/20/10)	A-1
b. Zoning Administration (dated 09/08/10)	A-4
c. Planning, Transportation (dated 09/08/10)	A-5
d. VDOT (dated 09/30/10)	A-14
e. Loudoun Water (dated 08/31/10)	A-15
f. Fire, Rescue, and Emergency Services (dated 08/19/10)	A-16
<b>2. Applicant's Statement of Justification</b> (dated 11/03/10)	A-17
<b>3. Disclosure of Real Parties in Interest</b> (dated 03/15/10)	A-22
<b>4. Site Photos</b>	A-29
<b>5. Plat</b> (dated 11/08/10)	Follows A-31

This page is intentionally left blank.



**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** August 20, 2010  
**TO:** Evan Harlow, Project Manager  
Land Use Review  
**FROM:** Kelly Williams, Planner III  
Community Planning  
**SUBJECT:** SPEX 2010-0009, Total Cleaners

**EXECUTIVE SUMMARY**

The proposed application requests a Special Exception to allow dry cleaning plant in an existing building of the Beaumeade Corporate Park. The property is located within Suburban Policy Area and is currently zoned PD-IP, Planned Development-Industrial Park.

The proposed use is consistent with the Plan's land use vision for this area which supports the development of light industrial uses such as proposed in this application. There are no outstanding issues related to this project, therefore staff recommends approval of the Special Exception application.

**BACKGROUND**

The applicant, Total Cleaners, Inc. is requesting a Special Exception to allow the establishment of a 4,463 square foot dry cleaning plant in the Beaumeade Corporate Park. The property is located on the western side of Beaumeade Circle near the intersection of Loudoun County Parkway. (See Vicinity Map). In accordance with the Revised 1993 Zoning Ordinance, a Special Exception is required for the proposed use within the Planned Development Industrial Park (PD-IP) zoning district.

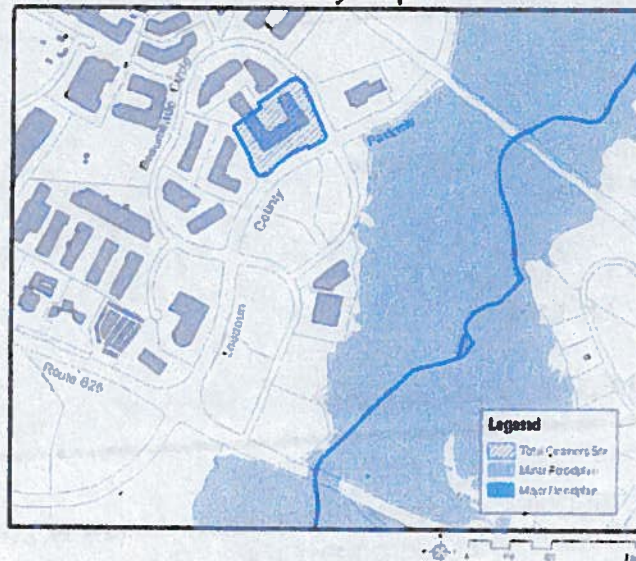
This site is part of the original Beaumeade Corporate Park which was designed as a unified Industrial park comprised of approximately 60 lots connected by a coordinated road system. The park has unified signage identifying its boundaries and landscaping that provides the park with a campus style appearance.

The dry cleaning plant is proposed to be located within a 4,463 square foot condominium unit of an existing building where clothing will be shipped into the facility



by employees of Total Cleaners, Inc. No walk-in retail activities are proposed. The existing building is surrounded by other commercial condominium units, flex warehousing and vacant land. As the use will be located in an existing building, the applicant is not proposing any site disturbance with this application and will not impact any environmental features.

Vicinity Map



### COMPLIANCE WITH THE COMPREHENSIVE PLAN

The property is governed under the policies of the Revised General Plan (Plan) and the Dulles North Area Management Plan (DNAMP). The site is located in the Ashburn Community of the Suburban Policy Area and is planned for Business uses. Based on the development of the site and the existing zoning (PD-IP), the Beaumeade Corporate Park is considered under the Light Industrial policies of the Plan. The Revised Countywide Transportation Plan (CTP), the Countywide Retail Plan Amendment (Retail Plan), and the Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan) also apply. The site is also located within the Route 28 Tax District.

The proposed application has been reviewed under the Revised General Plan Suburban Policies of Chapter 6; the Green Infrastructure policies of Chapter 5 and the Design Guidelines in Chapter 11.

### ANALYSIS

#### LAND USE

The subject property is located in the Ashburn community of the Suburban Policy Area, in an area planned for Business uses (Revised General Plan, Chapter 7, Planned Land Use Map). The Revised General Plan calls for Business areas to develop as either Regional Office or Light Industrial communities. Light-industrial uses, including flex, research and development, and smaller-scale manufacturing, are considered an integral component of Business areas (Revised General Plan, Chapter 6, Light Industrial Use



*Policies, policy 1). Industrial uses that are compatible with surrounding development by virtue of size and the lack of outdoor storage, manufacturing activities and detrimental emissions impact will be permitted in areas designated for Light Industrial uses (Revised General Plan, Chapter 6, Light Industrial Use Policies, policy 1).*

The proposed dry cleaning plant is consistent and compatible with the surrounding flex industrial uses as it will be housed within a building that contains similar type uses, does not offer walk-in retail services, and will be subject to State emissions regulations which will control any detrimental emission associated with the use.

***The proposed dry cleaning plant is in conformance Light Industrial Land Use policies of the Revised General Plan.***

#### **RECOMMENDATIONS**

The proposed dry cleaning plant is consistent with the Plan's land use vision for Business Communities. Staff recommends approval of the proposed Special Exception application.

cc: Julie Pastor, AICP, Planning Director  
John Merrithew, AICP, Assistant Planning Director



COUNTY OF LOUDOUN  
MEMORANDUM  
DEPARTMENT OF BUILDING AND DEVELOPMENT



**DATE:** September 8, 2010  
**TO:** Evan Harlow, Project Manager, Department of Planning  
**FROM:** Teresa H. Miller, Planner, Zoning Administration  
**CC:** Marilee Seigfried, Deputy Zoning Administrator  
**CASE NUMBER AND NAME:** SPEX-2010-0009 Total Cleaners  
**TAX/MAP PARCEL NUMBER:** /80/E/1P1/136/  
**MCPI:** 060-10-3176-019

Zoning Administration has reviewed the above referenced **Special Exception (SPEX)** application for conformance to the Revised 1993 Loudoun County Zoning Ordinance and has the following comments.

**Special Exception Plat**

1. General Notes – Update note 2, adding the parcel is also subject to SPEX-1986-0051 and SPEX-2000-0028.

There are no further zoning comments at this time.



County of Loudoun  
Office of Transportation Services  
MEMORANDUM

**DATE:** September 8, 2010  
**TO:** Stephen Gardner, Project Manager,  
Department of Planning  
**FROM:** George Phillips, Senior Transportation Planner *GP*  
**SUBJECT:** SPEX 2010-0009-Total Cleaners  
First Referral

**Background**

This Special Exception (SPEX) application proposes a dry cleaning plant in the PD-IP Zoning District. The building for the proposed use is already constructed and approved for office use. The proposed use would occupy 4,463 square feet of space in the existing 118,554 square-foot building. Currently, approximately 11,790 square feet of the building is unoccupied. This site is located at 44710 Cape Court (west of Loudoun County Parkway, approximately 2,500 feet north of Waxpool Road (vicinity map shown in *Attachment 1*).

This review is based on materials received from the Department of Planning on August 9, 2010, including (1) a statement of justification dated August 4, 2010, (2) a special exception plat revised February 15, 2008 from Huntley, Nyce & Associates, Ltd., and (3) a traffic study dated March 24, 2010 from Wells & Associates.

**Existing, Planned and Programmed Transportation Facilities**

According to the Revised General Plan, the site is located within the Suburban Policy Area (Ashburn Community). Major roadways serving the site are described below. OTS' review of existing and planned transportation facilities is based on the Revised Countywide Transportation Plan (2010 CTP) and the 2003 Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

**Loudoun County Parkway (Route 607)** - is a controlled access, minor arterial constructed for the most part as a four-lane median divided facility between Harry Byrd Highway (Route 7) and Waxpool Road (Route 625) and as a six-lane divided road between Waxpool Road (Route 625) and the Dulles Greenway (Route 267). There is a short two-lane segment between Gloucester Parkway and Redskin Park Drive. A traffic signal is in place at the Loudoun County



Parkway/Route 625 intersection. Separate left-turn and right-turn lanes are in place at the Cape Court intersection which is unsignalized. The 2010 CTP calls for Loudoun County Parkway to be a controlled access, six-lane divided arterial with a 120-foot right-of-way, a 50-mile per hour design speed and turn lanes at all intersections. Adequate right-of-way already exists to accommodate widening Loudoun County Parkway to six lanes in Beaumeade when necessary. Although there are no 2009 VDOT counts for this segment of Loudoun County Parkway, applying the K factor to the applicant's peak hour traffic count indicates that this road segment in the vicinity of Beaumeade Circle carries approximately 13,220 daily vehicle trips.

The 2003 Bike and Ped Plan categorizes Loudoun County Parkway as a "baseline connecting roadway" along which bicycle and pedestrian facilities are envisioned. In the vicinity of the site, there is currently an asphalt multi-use trail on the west side of Loudoun County Parkway from Beaumeade Circle (North) south to Cape Court.

Cape Court – is an existing urban two-lane undivided roadway which provides direct access to the site. It is a private street with direct access to Loudoun County Parkway at an unsignalized intersection. It terminates in a cul-de-sac approximately 600 feet west of Loudoun County Parkway. There are no plans to widen this road. Applying the K factor to the peak hour traffic counts from the applicant's traffic study, it is estimated that this road segment carries approximately 1,305 daily vehicle trips. There are no sidewalks or other pedestrian facilities along any portion of Cape Court.

### Review of Applicant's Traffic Study

#### **Existing Road Network, Traffic Volumes and Level-of-Service (LOS)**

The applicant's traffic study provides existing lane use, traffic control and traffic volumes in Figure 2 (*Attachment 2*) and existing LOS in Table 1 (*Attachment 3*). The LOS analysis for the existing condition indicates that the unsignalized Loudoun County Parkway/Cape Court intersection operates at an acceptable LOS (i.e., LOS B during both peak hours for the eastbound left turn movement from Cape Court onto Loudoun County Parkway and LOS A during both peak hours for the northbound left turn movement west onto Cape Court).

#### **Background Traffic and Level-of-Service (LOS)**

The background traffic volumes are shown on Figure 3 (*Attachment 4*). Under background conditions (i.e., without the proposed development but assuming occupancy of the balance of square footage in the building with approximately 11,790 square feet of office uses, 48 additional students in the approved Ideal Schools facility and 175 students at the Arris Montessori School), the applicant's traffic study in Table 1 (*Attachment 3*) indicates that the unsignalized Loudoun County Parkway/Cape Court intersection would operate at an acceptable LOS, (i.e., LOS C during both peak hours for the eastbound left turn movement from Cape Court onto Loudoun County Parkway. The northbound left turn movement west onto Cape Court would operate at LOS B during the AM peak hour and LOS A during the PM peak hour).



### **Trip Generation**

The study notes that all dry cleaning service is via pick-up and delivery only, with no walk-in service provided. Traffic counts from the existing Total Cleaners enterprise, in which the dry cleaning is done off-site, were provided (See Table 3 in *Attachment 5*). The existing cleaners use generates no AM street peak hour (7:30-8:30 AM) trips and 2 PM (5:00-6:00 PM) street peak hour trips. The street peak hour refers to the highest amount of traffic counted on the street adjacent to the proposed development in a given hour during the AM and PM peak traffic periods. An estimated 6 trips are generated during the AM peak hour of the proposed use (6:30-7:30 AM) and an estimated 4 trips are generated during the PM peak hour of the proposed use (4:00-5:00 PM). The peak hour of the proposed use refers to the highest amount of site traffic in a given hour during the AM and PM peak traffic period for the proposed business.

The proposed dry cleaning use will generate 0 AM street peak hour (7:30-8:30 AM) trips and 3 PM (5:00-6:00 PM) street peak hour trips. An estimated 10 trips would be generated during the AM peak hour of the proposed use (6:30-7:30 AM) and 7 trips during the PM peak hour of the proposed use (4:00-5:00 PM). The proposed use represents no change during the AM street peak hour and 4 trips during the AM peak hour of the proposed use. The proposed use represents an increase of 1 PM street peak hour vehicle trip and 3 trips during the PM peak hour of the proposed use.

### **Trip Distribution**

The applicant's traffic study notes that, based on existing traffic data, the local road network and engineering judgment that 35% of the site traffic will access from the north on Loudoun County Parkway and 65% would approach from the south on Loudoun County Parkway. See Figure 3 (*Attachment 4*).

### **Forecasted Level-of-Service**

For total future (i.e., with the proposed development) conditions, as shown in Table 1 (*Attachment 3*), the unsignalized Loudoun County Parkway/Cape Court intersection would continue to operate at acceptable LOS (i.e., LOS C during both peak hours for the eastbound left turn movement from Cape Court onto northbound Loudoun County Parkway, LOS B during the A.M. peak hour for the northbound left turn movement from Loudoun County Parkway onto westbound Cape Court, and LOS A for the same northbound to westbound movement during the P.M. peak hour). The total future peak hour traffic forecasts are included in Figure 3 (*Attachment 4*).

### **Transportation Comments**

1. Given the relatively low site-generated traffic and acceptable LOS at the Loudoun County Parkway/Cape Court intersection, no transportation improvements are being requested from the applicant on the public road network.



2. It is recommended that a Special Exception condition be included that all dry cleaning services will be provided via pick-up and delivery only and that no walk-in service will be allowed.

## **RECOMMENDATION**

**Provided the referenced condition of approval is included, OTS would have no objection to the approval of this application.**

## **ATTACHMENTS**

1. Site Vicinity Map
2. Existing Lane Use/Traffic Control and Existing Peak Hour Traffic Counts (Figure 2)
3. Peak Hour LOS Table (Table 1)
4. Background Peak Hour and Total Future Peak Hour Traffic Forecasts & Levels of Service, Trip Distributions and Assignments (Figure 3)
5. Trip Generation (Table 3)

cc: Andrew Beacher, Director, OTS  
Lou Mosurak, Senior Coordinator, OTS



Q:\PROJECTS\4501-8000\4781 TOTAL CLEANERS PLANT GRAPHICS\4781 - RPT GRAPH\CS.DWG



Figure 1  
Site Location



North

Total Cleaners  
Loudoun County, Virginia



Wells & Associates, Inc.



G:\PROJECTS\4501-3000\4781 TOTAL CLEANERS PLANT\GRAPHICS\4781 - RPT GRAPHICS.DWG

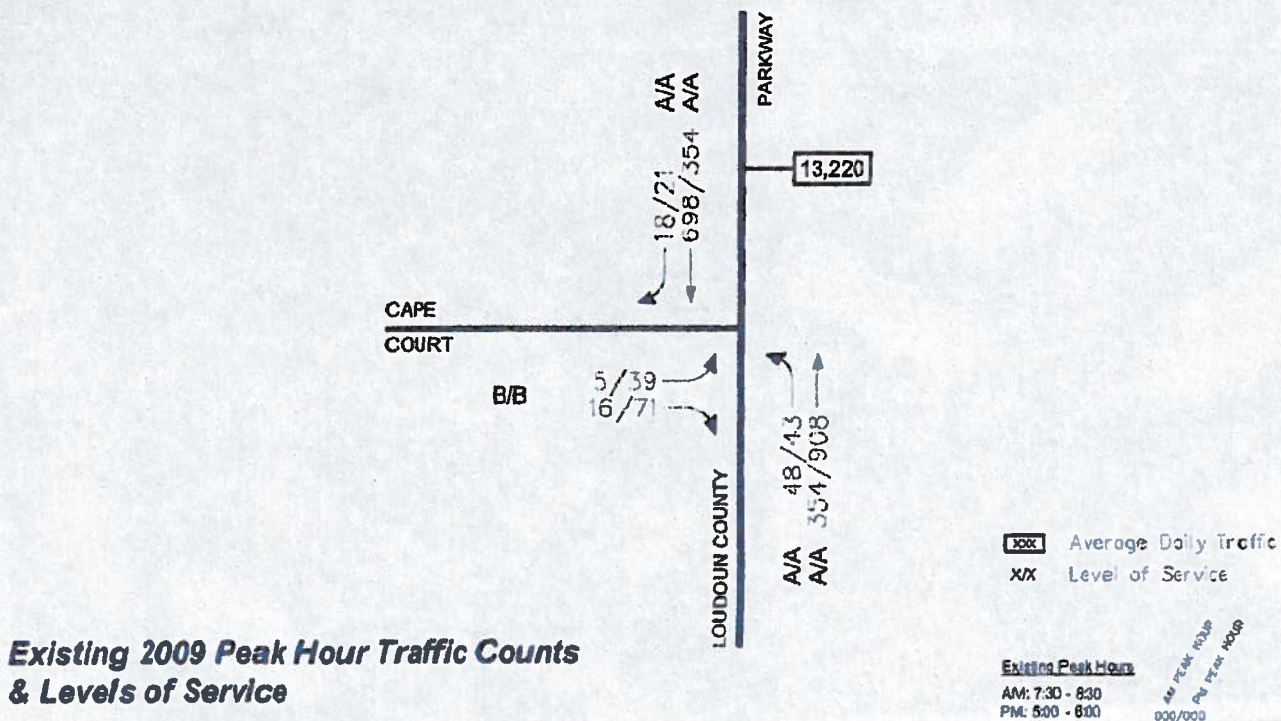
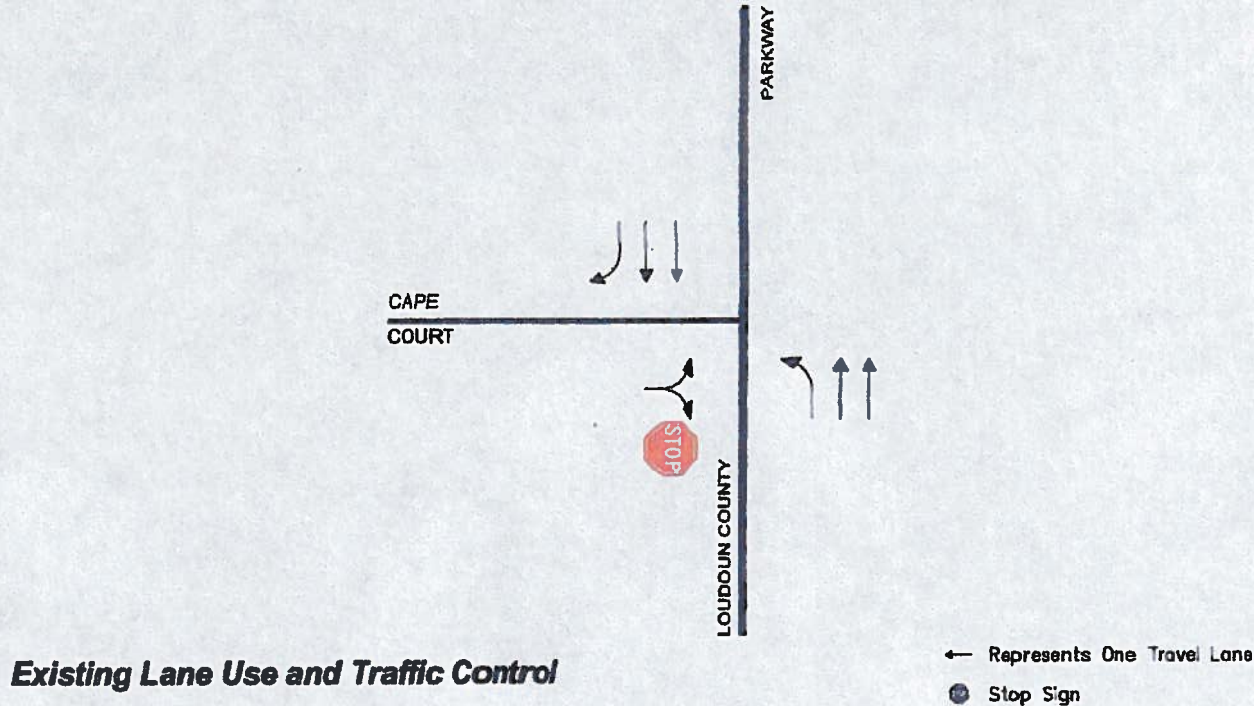


Figure 2



Table 1

Total Cleaners

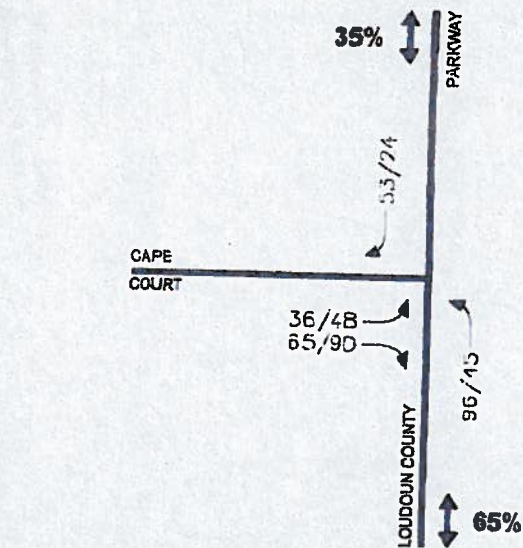
Peak Hour Intersection Levels of Service<sup>(1)</sup>

Intersection/Link	Control	Approach/ Movement	Existing 2002		Background 2010		Total Future 2010	
			AM	PM	AM	PM	AM	PM
Route 607 (Loudoun County Parkway)/ Cape Court	STOP	EBLR NBL	B [12.4] A [9.6]	B [13.0] A [8.3]	C [17.4] B [10.6]	C [18.8] A [8.5]	C [17.5] B [10.6]	C [18.8] A [8.5]

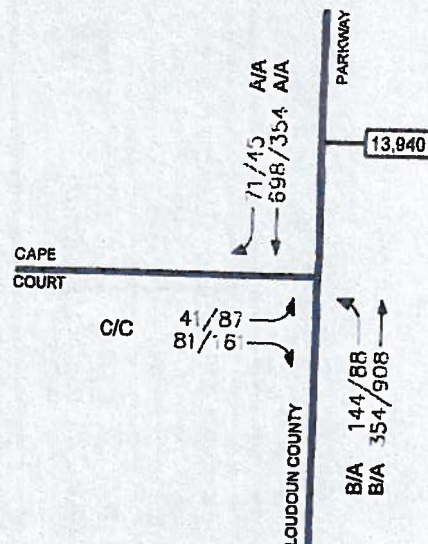
Note:

(1) Numbers in brackets [ ] indicate delay in seconds per vehicle for stop-controlled intersections.

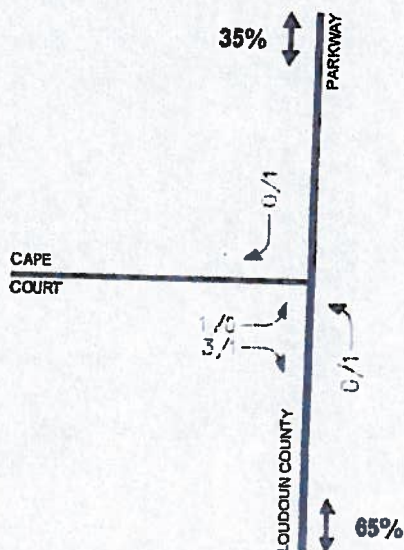




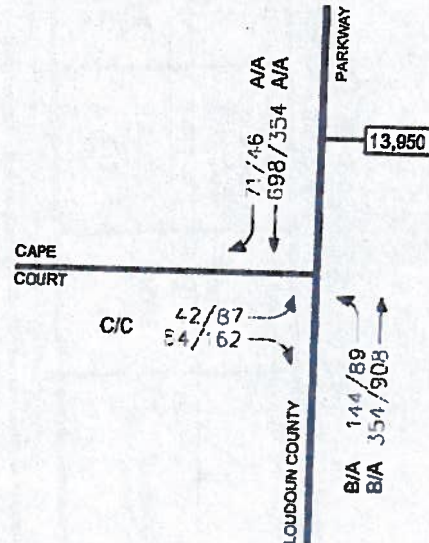
**Background Traffic Assignments and Directional Distribution**



**Total Background Peak Hour Traffic Forecasts & Levels of Service**



**Site Generated Traffic Assignments and Directional Distribution**



**Total Future Peak Hour Traffic Forecasts & Levels of Service**

Figure 3

XX% Directional Distribution  
 XXX Average Daily Traffic  
 XXX Level of Service

AM PM  
 000/000





Table 3  
Total Cleaners  
Site Trip Generation Analysis

Land Use	Size	Units	AM Peak Hour of Generator (6:30-7:30 AM)			AM Peak Hour of Adjacent Street (7:30-8:30 AM)			PM Peak Hour of Generator (4:00-5:00 PM)			PM Peak Hour of Adjacent Street (5:00-6:00 PM)		
			In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Existing Observed Trip Generation <sup>(1)</sup> Existing Observed Trip Rate per Employee	15	employees	-	6	6	-	-	-	3	1	4	2	-	2
			0.00	0.40	0.40	0.00	0.00	0.00	0.20	0.07	0.27	0.13	0.00	0.13
Proposed Trip Generation <sup>(2)</sup> Proposed Trip Rate per Employee	25	employees	-	10	10	-	-	-	5	2	7	3	-	3
			0.00	0.40	0.40	0.00	0.00	0.00	0.20	0.07	0.27	0.13	0.00	0.13
<b>NET NEW TRIPS (Observed vs. Proposed)</b>	<b>10</b>	<b>employees</b>	-	<b>4</b>	<b>4</b>	-	-	-	<b>2</b>	<b>1</b>	<b>3</b>	<b>1</b>	-	<b>1</b>

Notes:

- (1) Weekday peak hour trip generation based on counts collected at Total Cleaners by Wells + Associates on Tuesday, March 16, 2010.  
(2) Proposed weekday AM and PM peak hour of adjacent street trip generation based on peak hour of the generator rates in order to provide a conservative estimate.



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)

GREGORY A. WHIRLEY  
COMMISSIONER

September 30, 2010

Mr. Evan Harlow  
County of Loudoun  
Department of Planning MSC#62  
1 Harrison Street, S.E.  
P.O. Box 7000  
Leesburg, Virginia 20177-7000

Re: Beaumeade Total Cleaners  
Loudoun County Application Number SPEX 2010-0009

Dear Mr. Harlow:

We have reviewed the above application as requested in your August 9, 2010 transmittal (received August 16, 2010). We have no objection to approval of this application.

If you have any questions, please call me at (703) 383-2424.

Sincerely,

Thomas B. VanPoole, P.E.  
Area Land Use Engineer



August 31, 2010

Mr. Stephen Gardner  
Department of Planning  
1 Harrison Street, S.E.  
P.O. Box 7000  
Leesburg, VA 20177-7000

**Re: SPEX-2010-0009; Total Cleaners**

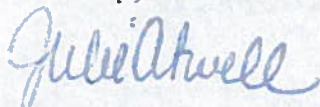
Dear Mr. Gardner:

Loudoun Water has reviewed the referenced Special Exception application and could serve the proposed use from existing water and sewer facilities. Public water and sanitary sewer service would be contingent upon the developer's compliance with our *Statement of Policy; Rates, Rules and Regulations*; and Design Standards.

Form 101 should be completed and submitted to Loudoun Water, Attn: Pretreatment Program Coordinator, PO Box 4000, Ashburn, VA 20147. It is located on our website at <http://www.loudounwater.org/Business-Customers-and-Partners/Industrial-Pretreatment-Program/>.

Should you have any questions, please feel free to contact me.

Sincerely,



Julie Atwell  
Engineering Administrative Specialist



A-15





**LOUDOUN COUNTY, VIRGINIA**  
**Department of Fire, Rescue and Emergency Management**

803 Sycolin Road, Suite 104 Leesburg, VA 20175  
Phone 703-777-0333 Fax 703-771-5359



## Memorandum

**To:** Stephen Gardner, Project Manager  
**From:** Maria Figueroa Taylor, Fire-Rescue Planner  
**Date:** August 19, 2010  
**Subject:** Total Cleaners  
SPEX 2010-0009



Thank you for the opportunity to review the above captioned applications. The Fire and Rescue Planning Staff has no comments.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	Moorefield, Station 23 Travel Time
060-10-3176	Total Cleaners	3 minutes, 22 seconds (temp) 5 minutes, 39 seconds (perm)

Travel times are determined using ESRI GIS network analyst along the county's street centerline with distance and speed limit being the criteria. Travel time is reported in minutes and seconds. For the approximate response time two minutes is added for turnout time.

Project name	Moorefield, Station 23 Response Times
Total Cleaners	5 minutes, 22 seconds (temp) 7 minutes, 39 seconds (perm)

If you have any questions or need additional information, please contact me at 703-777-0333.

c: Project file



**November 3, 2010**

**Special Exemption Statement of Justification**

The information provided in this document gives justification for the special exemption for Total Cleaners, Inc to install dry cleaning and laundry equipment in their existing building.

The property is located in Loudoun Parkway Commons Lot # 136 the MCPI Number is 060103176005, Tax Map Number-/80/E/1P1/136/. The property is zoned PD-IP under the Revised 1993 Zoning Ordinance and subject to ZMAP 2005-0037. The owners name is Cape 108 LLC, and the building address is 44710 Cape Court # 136 Ashburn, Virginia 20147. The property MCPI Number 060103176019 is a one of 22 commercial condominium units located at 44710 Cape Ct. in the Loudoun Parkway Commons, Phase 1, Building A, Unit 136 is approximately 4,463 square feet. The property is in the Dulles Election District, the Suburban Policy Area, and planned usage is Business.

Total Cleaners Inc. as by rights now currently operates in unit 108 in the same building as an office and storage warehouse facility, for finished orders cleaned at two separate locations and returned to await delivery.

The special exemption applies to the proposed dry cleaning plant in unit # 136. There will be 6 drivers who come in at 6:00 am and leave to return around 4:00 pm, also there should be approximately 7-8 employees who will work in the proposed dry cleaning plant during the normal business day. After 5:00 pm until 9:30 pm there will be 5 part-time employees who come in to mark in the clothes that have been picked up during that day. The drivers and part-time employees work on Mon, Tues, Thurs and Fri schedule. The full timers will work on a Mon thru Fri and half day Sat schedule.

The property is in an existing flex warehouse/retail complex, and its uses are consistent within the current zoning regulations. In this building we have a trophy shop, portrait artist, carpet storage unit, church, dance studio, camera shop, HVAC shop, etc. This application will present no adverse impact to adjoining properties or to the community at large, but will allow the existing business much better control of the quality of their product for the benefit to the existing and future clients.

The air and chemicals used in the operation will be under the supervision and control of the State of Virginia DEQ office. However, upon contacting DEQ, we learned that Hydrocarbon fluids are exempt from most regulations pertaining to dry cleaners by being odorless and bio-degradable.

**Special Exception Matters For Consideration**  
**Revised 1993 Zoning Ordinance Section 6-1310**

**A) Whether the proposed special exception is consistent with the Comprehensive Plan**

The proposed special exception is consistent with the Revised General Plan. The property is located in the Suburban Policy and the planned use is Business. The business community supports light industrial use as proposed and the existing building would not expect any additional improvements or screening.

**B) Whether the proposed special exception will adequately provide for the safety from fire hazards and have effective measure of fire control**

The existing industrial park provides emergency vehicles access to all parts of the site, in the event of a fire hazard. According to county records, the building was built in 2006 and several administrative applications and permits have been approved by the county including the most recent site plan amendment SPAM- 2009-0005. Adequate safety measures are in place. Fire, rescue and police services will be provided by Loudoun County volunteers and paid staff.

**C) Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.**

There will be minimal, if any, increase in noise from the site that will impact the immediate area.

**D) Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.**

No additional glare or light will be generated from the site, we will rearrange the existing lighting according to the new layout of equipment and work areas as needed.

**E) Whether the proposed use is compatible with the existing or proposed uses in the neighborhood, and adjacent parcels**

The proposed use will be compatible with other current permitted uses allowed in the adjacent parcels which are zoned PD-IP and include a marble and flooring operation, trophy shop, portrait artist, HVAC, photo studio with film development shop, etc.

**F) Whether sufficient existing or proposed landscaping, screening, and buffering on the site adequately screen surrounding uses**

The building has been properly landscaped to conform with all the uses in this area. The existing landscaping will be evaluated by the County during site plan or permit review if necessary.



**G) Whether the proposed special exception will result in the preservation of any topographical, physical, natural, scenic, archeological or historic feature of significant importance**

The site contains no topographical, physical, natural, scenic, archeological, or historical feature that must be preserved. The site has a completed one-story building approximately 167,000 square feet and associated parking lot. No additional land disturbance is planned with the proposed special exception.

**H) Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including ground water) or air quality**

The special exception will not impact the animal habitat, vegetation, water quality (including ground water) or air quality.

We have submitted form 101 to Loudoun Water for their review and are awaiting their feedback. The laundry soaps to be used are bio-degradable.

We have contacted the Virginia Department of Environmental Quality, however we found out that Hydrocarbon fluids are exempt from most regulations pertaining to dry cleaners due to odorless and bio-degradable nature of this organic solvent. We can apply for an exemption from Air Permitting once the machine is installed and it is rated below dryer capacity of 84 pounds.

**I) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public**

The proposed special exception will promote the convenience to the public as it will allow us to better serve our clients with quicker turn around and better quality.

**J) Whether the traffic expected to be generated by the proposed use will be adequately and safely served by the roads, pedestrian connections and other transportation services.**

Our company delivers to 99.9 per cent of our customers, so the only impact to the transportation services or roads will come from the additional 7-8 employees that we will employ, while at the same time eliminate the deliveries of the clothes that are cleaned off site and returned for delivery by our currently employed six drivers.

**K) Whether in the case of existing structures proposed to be converted to use requiring a special exception, the structures meet all requirements of Loudoun County**

The current structure will not be converted; all changes to the structure are interior and will meet or exceed the code requirements of Loudoun County.



**L) Whether the proposed special exception will be served adequately by essential public facilities and services**

There should not be any changes in the demand on public services or facilities with the proposed special exception.

**M) The effect of the proposed special exception on groundwater supply**

There should be no effect as it is an existing developed area on county water supply. The soaps that we will use for our laundry facility are all bio-degradable

**N) Whether the proposed use will affect the structural capacity of the soil**

N/A as there will not be any additional structures.

**O) Whether the proposed use will negatively impact orderly and safe road development and transportation**

There will be no road improvements or new entrances proposed or recommended with this application.

**P) Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.**

We plan to employ an additional 7-8 employees so this should enlarge the tax base slightly and consistent with the Comprehensive Plan.

**Q) Whether the proposed special exception considers the needs of agriculture, industry, and business in future growth**

Any future growth other than the new employees will be slow and have little or no impact.

**R) Whether adequate on and off-site infrastructure is available**

Adequate on and off-site infrastructure is and/or will be available.

**S) Any anticipated odors which may be generated by the uses on site and which may negatively impact adjacent uses**

Any odors or air quality resulting from this application would be governed by the Virginia DEQ regulations for this type of operation. We are using a closed loop dry

cleaning system which means that the clothes go into the machine dry, are cleaned and then dried before ever coming out of the machine. We will apply for an exemption from Air permitting because we are going to have a cleaning machine with a lower rated dryer capacity than the 84 pound threshold.

We will be wet-cleaning (water- washing) more garments and this is virtually odor free, All the chemicals used in this process will be bio-degradable.

**T) Whether the proposed special exception uses sufficient measures to mitigate the impact of construction traffic on existing neighbors and school areas**

Any impact of construction traffic on the existing schools and neighborhoods will be negligible and almost non existent.



**This page is intentionally left blank.**

**LOUDOUN COUNTY**  
**DISCLOSURES OF REAL PARTIES IN INTEREST**  
**AND LAND USE PROCEEDINGS**

**A. INTRODUCTION**

Under the mandatory provisions of Va. Code Ann. § 15.2-2287.1, each member of the Board of Supervisors, Planning Commission, and the Board of Zoning Appeals must make a full public disclosure of any business or financial relationship (including gifts or donations received as described in this Affidavit) that the member has or has had with the applicant, title owner, contract purchaser, or lessee of the land or their agent within twelve months prior to a hearing. This Code Section is specifically applicable only to Loudoun County.

In addition, pursuant to Va. Code Ann. § 15.2-2289, the Board of Supervisors for Loudoun County had previously adopted an ordinance requiring the submission of a completed Disclosure of Real Parties in Interest Form. *See 1993 Revised Zoning Ordinance, Section 6-403(A).*

The Loudoun County Board of Supervisors has directed County Staff to prepare land use affidavit forms to be used with rezoning, special exception, and variance applications, and reaffirmation procedures for affidavits. **The "Affidavit" and "Reaffirmation of Affidavit" forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.**

With the submission of any such zoning application, you are required to submit an Affidavit. Prior to a public hearing, you will be required to reaffirm your Affidavit in accordance with the reaffirmation procedures.

**B. INSTRUCTIONS**

1. Fill out the Affidavit and file with Application.
2. All listings which include PARTNERSHIPS, CORPORATIONS, or TRUSTS, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing is a corporation having more than 100 shareholders that has no shareholder owning 10% or more of any class of stock. In the case of an Applicant, title owner, contract purchaser, or lessee of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all its partners (general and limited), of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the applicant, title owner, contract purchaser, or lessee of the land.
3. **Limited liability companies and real estate investment trusts and their equivalents are treated as corporations**, with members being deemed the equivalent of shareholders; managing members shall also be listed.



4. Prior to each and every public hearing on a Zoning Map Amendment, Zoning Concept Plan Amendment, Zoning Ordinance Modification, Special Exception, or Variance, and prior to Board action, the Applicant shall review the affidavit and provide any changed or supplemental information including business or financial relationships of the type described above, that arise on or after the date of this application. A "Reaffirmation of Affidavit" form is available for your use online at: <http://inetdocs.loudoun.gov/planning/docs/documentsandfor/index.htm>
5. As used in these forms "real parties in interest" shall include all sole or joint property owners, parties who have legal interest in the protection of the property such as a trustee or executor, parties who have an equitable or beneficial interest in the property, such as beneficiaries of a trust, and, in the case of corporations, all stockholders, officers, and directors. Pursuant to Va. Code Ann. § 15.2-2289, the requirement of listing names of stockholders, officers, and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders.
6. In the case of a condominium, the requirements shall apply only to the title owner, contract purchaser, or lessee if they own 10% or more of the units in the condominium.

I, SEO HA WOO, do hereby state that I am an

☒ Applicant

☐ Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): PRAP 2010-0005 SPCX 2010-0009  
and that to the best of my knowledge and belief, the following information is true:

**C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS**

**1. REAL PARTIES IN INTEREST**

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application\* and if any of the foregoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)	RELATIONSHIP (Listed in bold above)
00-10-3174-005	SEO HA WOO	44710 CAPE COURT #136	APPLICANT
	TOTAL CLEANER INC.	ASHBORN, VA. 20147	
11	CAPE 108 LLC		owner
	SEO HA WOO		

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a **TRUSTEE**, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

☐ There are additional Real Parties in Interest. See Attachment to Paragraph C-1.



## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

TOTAL CLEANERS INC 44110 CME COURT #108 ASHELAND VA 20147

### Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

### Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)
SEO HA WOO	

### Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
SEO HA WOO	PRESIDENT, TREASURER

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

### 3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address: (complete name, street address, city, state, zip)

N/A

\_\_\_\_ (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners:

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. General Partner, Limited Partner, etc)

Check if applicable:

\_\_\_\_ Additional Partnership information attached. See Attachment to Paragraph C-3.



#### **4. ADDITIONAL INFORMATION**

a. One of the following options must be checked:

       In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

       Additional information attached. See Attachment to Paragraph C-4(a).

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

**EXCEPT AS FOLLOWS: (If none, so state).**

Check if applicable:

       Additional information attached. See Attachment to Paragraph C-4(b).

c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

**EXCEPT AS FOLLOWS: (If none, so state).**

Check if applicable:

       Additional information attached. See Attachment to Paragraph C-4(c).

**D. COMPLETENESS**

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

*[Signature]*

check one: ☒ Applicant or ☐ Applicant's Authorized Agent

*Seo H2 Woo*

(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 15<sup>th</sup> day of March 2010, in the State/Commonwealth of VA, in the County/City of Fairfax.

*[Signature]*

Notary Public

My Commission Expires: June 30<sup>th</sup>, 2013

Notary Registration Number: 7236424





This page is intentionally left blank.





**Beaumeade Circle-Type IV Front Yard Buffer**



**Beaumeade Circle/Loudoun County Parkway Intx**



**Emergency Vehicle Access via adjacent property to west**



**Adjacent PDIP Property-Type IV Side Yard Buffer**





**Loudoun County Parkway Buffer**



**Beaumeade Circle Loudoun Parkway Intx**



**Northern Facade**



**Suite 136 Loading Bay**





**Cape Court Buffer**



**Cape Court-View East**



3 24 2  
2 21 4